

# 2003 Advisory Actions

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**Issue Number 07:** Information from the State Allocation Board meeting held on July 23, 2003

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## Service, Resources and Funding

*from the desk of the executive officer*



**T**he Office of Public School Construction (OPSC) is committed to you, the success of your district, and the facility needs of our children. The OPSC is available to visit your district and discuss with you your facility needs in a one-on-one meeting. During these visits we can identify and explain your program options, assist in your eligibility being calculated or updated, and help with completing your application. We will give you a hands-on OPSC Web site orientation to highlight useful tracking components. Discuss and set possible courses of action to address your unique program challenges and share with you new opportunities on the horizon and the latest State Allocation Board actions.

Each OPSC Project Manager makes it a point to schedule appointments with their districts each month. California, however, covers a lot of territory, and we want to ensure that we meet your immediate and long-term needs. There is no need for you to wait for an outreach contact and visit. Please always feel free to just pick up the phone, call your OPSC Project Manager, and request us to come out to your district. Our OPSC Auditors also travel out to districts to hold pre-closeout meetings. At these meetings, we provide assistance which results in the districts fulfilling audit reporting requirements with ease.

Our office produces and maintains many comprehensive sources of information to support and guide school districts and other stakeholders as they build and retrofit schools. These resources range from the basic overview and introductory information for small school districts and first-time applicants to the hands-on instructions for every aspect of planning, site selection, design, plan approval, program funding, school construction, and reporting requirements. The following examples are just some of the resources we hope you frequently access:

- ▶ **Best Practices Report**  
Provides a variety of methods and best practices of school facility construction. This report is a great resource when planning your projects.
- ▶ **Public School Construction Cost Reduction Guidelines**  
Various strategies and best practices for construction of new, or modernization of existing facilities.
- ▶ **Cookbook for Energy Conservation Measures**  
General energy efficiency techniques and methodologies for new construction or modernization and has an immediate effect on energy savings and costs.
- ▶ **Prototype School Designs**  
From the OPSC Web site, various plans for elementary, middle and high schools that includes: architect contacts, plan abstracts, construction data, program data, database search, school contacts, floor plans, site plans, and photographs.
- ▶ **School Facility Program Regulations**  
California Code of Regulations governing the School Facility Program.
- ▶ **School Facility Program Guidebook**  
Information that assists school districts in applying for and obtaining "grant" funds for the new construction and modernization of schools.
- ▶ **Architect's Submittal Guidelines**  
Information that assists school districts and their design professionals in submitting plans and cost estimates for the new construction and modernization of schools.

*Continue on next page*

## OPSC Reminders...

- ▶ **State Allocation Board Meetings\***  
Wednesday, August 27, 2003  
Wednesday, September 24, 2003  
Wednesday, October 24, 2003
- ▶ **Implementation Committee Meetings\***  
Friday, September 5, 2003—Cancelled  
Friday, October 3, 2003  
Friday, November 7, 2003
- ▶ **Regional Occupational Center Facilities Report (Form SAB 406R)**  
Due triennially (September 1, 2003), districts must report on the facilities utilized for the operation of a regional occupational center or program per Education Code Section 17285(d).
- ▶ **SFP Joint Use Funding Cycle**  
The filing dates for the SFP Joint Use Program are June 1, 2003 through May 31, 2004 to be apportioned July 2004 or July 2005.
- ▶ **LPP Joint Use Funding Cycle**  
The filing dates for the LPP Joint Use Program (SB 1795) have been extended for another year and are June 1, 2003 through May 31, 2004 to be apportioned July 2004.
- ▶ **Interest Earned Report (Form SAB 180)**  
Due quarterly (March 31, June 30, September 30 and December 31) from each county for all districts which have earned interest from the Leroy F. Greene Lease-Purchase Fund.
- ▶ **Federal Renovation Program**
  - September 30, 2003 is the last day to sign contracts for services or work. No extensions are permitted by Federal law.
  - The final fund release must be requested within six months from the first fund release.
  - Districts granted a waiver of either the first or final fund release must request release of 100 percent of the grant by November 16, 2003 (contracts must be signed on or prior to September 30, 2003).

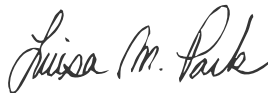
\*For the latest meeting dates, times and locations, check the OPSC Web site at [www.opsc.dgs.ca.gov](http://www.opsc.dgs.ca.gov).

## from the desk of the executive officer...

- ▶ **Worksheets and Checklists**  
Such as School Facility Program Application Submittal Requirements; Site Analysis Worksheet for New Construction; and Site Development Worksheet for Additional Grants.
- ▶ **OPSC/DSA Joint Newsletter Breaking Ground**  
Provides school districts, architects, design professionals, and consultants with valuable information relating to both the OPSC and DSA processes, policies, and our latest joint ventures in California school construction. This newsletter includes a feature project with each issue; complete with photographs, site diagrams and project data, that illustrate the latest school facility planning ideas and design solutions.
- ▶ **OPSC Advisory Actions**  
The OPSC Web site includes all the OPSC Advisory Actions that contain useful information and important advisories regarding State Allocation Board actions, as well as OPSC programs and operations.

What does all this add up to? Access to funding. In the eight short months since the voters passed the historic amount of \$11.4 billion in K–12 State Bonds, approximately \$2 billion remain for new construction projects and \$179 million for modernization. Our work together has resulted in an incredible and unprecedented amount of funds that have been apportioned and released to the districts to build and modernize schools. Growth continues in California. We need to ready ourselves to provide quality schools to facilitate quality education when the children arrive at our doors. We encourage you to take action now to file your new construction and modernization SFP applications. There is much to accomplish for all of us to be ready for March 2004. After consideration of our current workload, approximately \$1.7 billion remain for new construction projects. It is equally important to show continued funding need for the modernization of your existing facilities.

We look forward to serving you, providing excellent resources and helping you access funding to meet your facility needs. In fact... *We are delighted that you rely on us.*



Luisa M. Park, Executive Officer



## Implementation Committee Meeting

The September 5, 2003 SAB Implementation Committee meeting in Sacramento has been cancelled and will not be rescheduled.

The next committee meeting will occur on October 3, 2003 as originally scheduled. Any questions may be directed to Portia Jacobson, Executive Assistant, at 916.445.3159.

## Olivelands Elementary Gets a Facelift

The students and staff at Oliveland Elementary will have a lot to smile about when their new facility opens its doors in August 2003. Oliveland Elementary School, located in the Briggs Elementary School District, was originally built as two classrooms in 1913, remodeled to include four more classrooms in 1924 and renovated in 1955.

In 1999, the District requested and was approved by the SAB to abandon and replace six classrooms as a facility hardship project under the School Facility Program (SFP). Another six classrooms were

approved by the SAB for new construction under the SFP. The construction for both projects began in November 2002 and the school is scheduled to open in time for the new school year. These two projects were made possible by the SAB with State and local funding, and will benefit and house a growing student population.



### Oliveland Elementary School, Briggs Elementary School District

Superintendent: Carol L. Vines  
General Contractor: Douglas E. Barnhart, Inc.  
Architect: PSWC Architect Group

## Charter School Facility Funding Joint Report

By Lisa Constancio, OPSC Programs Supervisor

On July 23, 2003, the State Allocation Board (SAB) accepted the Charter School Facility Funding Joint Report which was prepared by the Office of Public School Construction, on behalf of the SAB, and the California School Finance Authority (CSFA). This report was prepared for the Legislature and provides a description of the implementation of the new program, a description of the projects funded, the process in which the SAB provided funding to charter schools outside of this new program, and recommendations for statutory changes to be made for the 2004 Bond.

In the near future, the OPSC will be working through the Implementation Committee on regulatory changes and suggestions that will better facilitate the program for the next round of funding. The report is currently available on the OPSC Web site at [www.opsc.dgs.ga.gov](http://www.opsc.dgs.ga.gov). If you have any program questions, please contact Lisa Constancio, OPSC Supervisor, at 916.322.0317. For questions relating to financial soundness, please contact Lara Laramendi-Blakely, Executive Director, CSFA at 213.620.2224.

### Need a helping hand?

## Facility Planners Outreach

By Christine Sanchez, Project Manager Assistant

In order to provide the highest level of customer service to school districts and County Offices of Education (COE), the Office of Public School Construction (OPSC) would like to offer its assistance.

If you are interested in an OPSC representative participating in a future facility planners meeting, please provide us with a schedule of upcoming meetings with your request. If a facility planners meeting is not convenient, contact your OPSC representative to set up a meeting at your convenience either in our office, at your district or the COE.

If you have any questions, please contact your OPSC Project Manager or Christine Sanchez at [christine.sanchez@dgs.ca.gov](mailto:christine.sanchez@dgs.ca.gov) or 916.322.0328.

### September 1, 2003 Final Timeline...

## Unused Sites Reminder

By Gretchen Winczner, Project Manager Assistant

The September 1, 2003 final timeline is fast approaching! The OPSC mailed out a second and final reminder letter regarding the Certification of Unused Sites (Form SAB 423) and the Modification of Unused Sites Status (Form SAB 424). Please check these forms for accuracy, have them signed by your authorized representative, and returned to the OPSC no later than September 1, 2003.

The law\* provides that any site that is owned by a district that is not being used for school construction or for school purposes is deemed an unused site. The district is required to report any changes and/or corrections to the OPSC each fiscal year.

So, please don't delay!!! Seek out and turn in those forms! Should you have any questions, feel free to contact Gretchen Winczner at 916.323.4455 or [gretchen.winczner@dgs.ca.gov](mailto:gretchen.winczner@dgs.ca.gov).

\*Reference Education Code Sections 17219 through 17224.

## Opportunities and Options

# Exciting News for Your Joint Use Projects

By Brian LaPask, OPSC Project Manager

July 2003 was an exciting month for those districts that filed for Joint Use funding under either the Lease-Purchase Program (LPP) Joint Use Program, authorized by Senate Bill 1795, or the most recent School Facility Program (SFP) Joint Use Program, authorized by Assembly Bill 16. The State Allocation Board (SAB) approved funding for each of these programs at its July 23rd meeting as follows:

PROGRAM	NUMBER OF PROJECTS FUNDED	FUNDING SOURCE	STATE APPORTIONMENTS
LPP Joint Use	20	Prior State Bonds	\$16.6 million
SFP Joint Use	18	Proposition 47	\$16.2 million
TOTAL STATE FUNDS APPORTIONED			\$32.8 million

## What's New?

At the July 23rd SAB meeting, the Board extended the LPP Joint Use Program for an additional funding cycle to culminate in July 2004, considering that prior bond funds currently remain after funding this fiscal year's projects. This is great news for those districts that are pursuing joint use agreements. Interested districts will now have opportunities to select from and apply for the Joint Use program that best fits your needs.

## Options

The LPP and SFP Joint Use Programs will both be available for the next filing period and offer different benefits to applicant districts. For example under the LPP, the districts' 50 percent can be from any funding source (from the district or its joint use partner). Under this last cycle of the SFP, the joint use partner was required to contribute the districts' 50 percent matching share. You may want to keep your eye on legislative changes; there is a current proposal to alter the matching share requirements for the SFP Joint Use Program.

Additionally, the two programs have different requirements regarding reimbursement. Under the LPP, funding can only be provided for projects where the contracts are signed after the SAB "unfunded" approval for the project. The SFP Joint Use allows for project reimbursement provided that the district signed construction contracts after April 29, 2002. Further illustration of the program comparisons is as follows:

### AB 16 (SFP) JOINT-USE PROJECT

Construction contract cannot be signed prior to April 29, 2002.

Joint-Use partner must fund 50 percent of the eligible project's cost.

District must have SFP New Construction Eligibility (for Type I or Type II projects).

First funding cycle July 23, 2003. After first \$50 million is apportioned, a second \$50 million could be apportioned by the SAB in July 2004 or July 2005 pending passage of the Public Education Facilities Bond Act of 2004. Any funds remaining from the first funding cycle will be rolled over into the next funding cycle.

To be eligible to construct a replacement facility the existing facility must be less than 60 percent of the eligible square footage.

If funding is expended by the SAB, unfunded applications will be returned to the district.

Site development cost are eligible costs, except for offsite costs.

Projects have a maximum cap:

- \$1.0 million for elementary school
- \$1.5 million for middle school
- \$2.0 million for high school

Facility will be located on a public school site.

Grant determination equals total:

- \$195 for toilet facilities.
- \$107 for other facilities.
- 50 percent of eligible site development costs.
- 50 percent of eligible excessive cost grant.

### SB 1795 (LPP) JOINT-USE PROJECT

Construction contract cannot be executed until the complete application receives an "unfunded" approval by the SAB.

The district may fund 50 percent of the eligible project cost. (Except in Financial Hardship SFP districts).

The district does not need to have SFP New Construction Eligibility.

Final funding cycle extended to apportion remaining joint-use funds by SAB at the July 2004 SAB.

To be eligible to construct a replacement facility the existing facility must be less than 50 percent of the eligible square footage.

If available funding is expended unfunded application will be returned to the district.

Site development costs are eligible costs.

Projects have a maximum cap:

- \$1.0 million for elementary school
- \$1.5 million for middle school
- \$2.0 million for high school

Facility will be located on or directly adjacent to a public school site.

Grant determination equals total:

- \$191 for toilet facilities.
- \$105 for other facilities.
- 50 percent of eligible site development costs.
- 50 percent of eligible excessive cost grant.

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### AB 16 (SFP) JOINT-USE PROJECT

The joint-use facility must be included in a new school project under the SFP for a Type I and Type II joint-use project. A Type III is a stand-alone project.

Joint-Use Partner:

- **Type I:** Higher education.
- **Type II:** Higher education, governmental agency, or non-profit organization.
- **Type III for multipurpose, gymnasium, library or childcare:** Higher education, governmental agency, or non-profit organization.
- **Type III improves academic achievement or teacher education:** Higher education.

### SB 1795 (LPP) JOINT-USE PROJECT

The joint-use facility may not be included in a SFP new school project or on a site where SFP new construction grants were provided for a new school facility.

Joint-Use partner can be a local governmental agency or any non-profit community organization charged with the responsibility to provide the appropriate community service with the new facility.

### Filing Timelines

#### ► LPP Joint Use Funding Cycle

The filing dates for the LPP Joint Use Program (SB 1795) have been extended for another year and are June 1, 2003 through May 31, 2004 to be apportioned July 2004.

#### ► SFP Joint Use Funding Cycle

The filing dates for the SFP Joint Use Program are June 1, 2003 through May 31, 2004 to be apportioned July 2004 or July 2005.

### What if I have questions?

For more information regarding the Joint Use programs, please visit the OPSC Web site at [www.opsc.dgs.ca.gov](http://www.opsc.dgs.ca.gov). As always, please feel free to call your OPSC Project Manager, or contact Brian LaPask at 916.327.0298 or via e-mail [brian.lapask@dgs.ca.gov](mailto:brian.lapask@dgs.ca.gov), or Stevan Wood at 916.323.7109 or via e-mail [stevan.wood@dgs.ca.gov](mailto:stevan.wood@dgs.ca.gov).



# Congratulations on Your School Openings!

Thank you for letting us hear from you; you make our day! We are always genuinely delighted to share in your excitement when your projects are completed and your new schools and additions open. It is one of the highlights of our jobs as our work together results in the smiling faces of children as they start school in their new facility.

Please join us in congratulating the following districts on their newly opened schools and additions.



SCHOOL DISTRICT	COUNTY	SCHOOL NAME	OPENING DATE
Briggs Elementary	Ventura	Olivelihoods Elementary (Partial Replacement and Addition)	August 2003
Irvine Unified	Orange	Oak Creek Elementary	September 2002
Victor Elementary	San Bernardino	Victor Education Center Charter	January 2003
William S. Hart Union High	Los Angeles	Rio Norte Junior High	August 2003
William S. Hart Union High	Los Angeles	Sierra Vista Junior High (Addition)	August 2003

If you would like your school openings or dedications highlighted in our OPSC *Advisory Actions*, please provide us the same data as shown in this article, plus provide your project's School Facility Program application number and submit it to:

Office of Public School Construction  
ATTN: New School Openings/Dedications  
1130 K Street, Suite 400  
Sacramento, CA 95814

A picture is worth a thousand words, and we like to feature projects in the OPSC *Advisory Actions* and OPSC/DSA *Breaking Ground* as often as we can. Please feel free to email electronic photos with a brief project summary to your OPSC Project Manager. If you have any questions, please give your OPSC Project Manager a call.

## News Flash...

# Opportunity to Test Online Eligibility Application

By Rashid Mir, Information Systems Team Supervisor

The OPSC is looking for school districts that would like the opportunity to test the new Online Eligibility Application that will be activated soon. The Online Eligibility Application will allow school districts to input SAB 50-01, 50-02, and 50-03 data, calculate eligibility, and print the form with ease. The data input by the district will be transmitted to OPSC's database and will help OPSC process the application.

If you will be requesting new construction eligibility (SAB 50-01, 50-02, and 50-03) or modernization eligibility (SAB 50-03) and are interested in helping the OPSC test the new Online Eligibility Application, please email [rashid.mir@dgs.ca.gov](mailto:rashid.mir@dgs.ca.gov) for instructions on accessing the application.

**Does your new construction or modernization project qualify for an additional SFP grant for energy efficiency?**

# Energy Efficiency Funds

If you are planning a School Facility Program (SFP) new construction or modernization project, you may consider applying for an additional grant for energy efficiency when certain criteria are met and the proposed facilities in the project exceed specified energy efficiency standards by at least 15 percent for new construction, or by at least 10 percent for modernization.

Specific details may be viewed in the SFP Regulations, Sections 1859.71.3 and 1859.78.5, located on the OPSC Web site at [www.opsc.dgs.ca.gov](http://www.opsc.dgs.ca.gov). Questions may be directed to Steve Paul, OPSC Programs Supervisor, at 916.322.1838, or your OPSC Project Manager.

## Share Positive Results with your Community with the...

# "Build California" Logo

By Valerie Lane, Project Manager

The "Build California" initiative is an important and comprehensive plan of the Governor of California to greatly accelerate school construction and allocate the flow of \$13.05 billion of the education bond, approved by the voters in November 2002. As you know, the bond will generate many new schools and classrooms as well as modernize existing school facilities.

In recognition of these positive results for our children in our communities, the Office of Public School Construction (OPSC) is requesting districts with projects funded with Proposition 47 to place a sign in front of the school site during construction through its opening. We encourage districts to consider including the following:

- ▶ This construction (modernization) project was funded by the State Allocation Board from Proposition 47 State Bond funds as part of the Build California Initiative.
- ▶ Acknowledgement of the district's contributing local funds.
- ▶ The "Build California" graphic logo, as illustrated in this article.

The sign and logo will help communicate how your district together with the State is producing positive results for your community. The raising of awareness is likely to be helpful and important for the districts as they prepare for the March/November 2004 State Bonds, as well as any local bond initiatives the districts are pursuing.



To obtain the Build California logo for incorporation into your sign, you may download the logo at [www.documents.dgs.ca.gov/opsc/whatsnew/build\\_ca.zip](http://www.documents.dgs.ca.gov/opsc/whatsnew/build_ca.zip), or call the OPSC for assistance. If you have any questions, please feel free to contact your OPSC Project Manager.

## Proposition 47... Funds Put to Work Exclusive of the July 23 SAB Agenda

PROGRAM	BOND ALLOCATION	FUNDS APPORTIONED	FUNDS RELEASED/CONTRACTED	FUNDS TO BE RELEASED
New Construction	\$ 6,235,800,000	\$ 4,062,418,523	\$ 2,934,192,796	\$ 1,128,225,727
Modernization	3,294,200,000	3,030,552,766	1,523,637,985	1,506,914,782
Charter School	100,000,000	97,034,156	0	97,034,156
Energy	20,000,000	1,080,637	732,138	348,499
Critically Overcrowded Schools	1,700,000,000	0	0	0
Joint Use	50,000,000	0	0	0
<b>TOTAL</b>	<b>\$11,400,000,000</b>	<b>\$ 7,191,086,082</b>	<b>\$ 4,458,562,918</b>	<b>\$ 2,732,523,164</b>

# Status of Funds

PROGRAM	BALANCE AVAILABLE AS OF JULY 23, 2003
<b>PROPOSITION 47</b>	
<b>New Construction</b>	
New Construction	\$ 2,099.4
Charter School	0.5
Energy	14.1
<b>Modernization</b>	
Modernization	179.0
Energy	4.8
<b>Critically Overcrowded Schools</b>	1,700.0
<b>Joint Use</b>	33.8
<b>TOTAL PROPOSITION 47</b>	<hr/> \$ 4,031.6
<b>PRIOR BOND FUNDS</b>	
Contingency Reserve	19.3
AB 191	0.2
<b>Prior Bond Funds Subtotal</b>	<hr/> \$ 19.5
<b>TOTAL PROPOSITION 47 AND PRIOR BOND FUNDS</b>	<hr/> \$ 4,051.1

**Notes:** Amounts shown above are in millions of dollars.  
The SAB funded \$36,187.50 for the Deferred Maintenance Program.

July 23, 2003

# LPP Projects—Construction Cost Indices

INDEX	RATE
<b>Class “B” Buildings</b>	<b>1.46</b>
<b>Class “D” Buildings</b>	<b>1.47</b>
<b>Furniture and Equipment</b>	<b>1.42</b>
<b>Historical Savings Index</b>	<b>8.25</b>

- Index Definitions**
- Class “B” Buildings:** Constructed primarily of reinforced concrete, steel frames, concrete floors and roofs.
- Class “D” Buildings:** Constructed primarily of wood.
- Furniture and Equipment:** An index based on an adjustment factor obtained quarterly from the Marshall & Swift Company.
- Historical Savings Index:** An index derived quarterly from the SAB approved new construction (growth) contract bids. It is the percentage difference between the SAB/OPSC generated construction allowance and the approved contract bid.

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